

This instrument was prepared by:
William E. Swatek, Esq.
230 Bearden Road
Pelham, AL 35124

Send Tax Notice To:
Johnnie L. Beard
307 12th St. NW
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and no/100 Dollars (\$10.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **JOHNNIE L. BEARD** and **JAMES A. BEARD**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **JOHNNIE L. BEARD** (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land in the SE ¼ of the SE ¼ of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the NE corner of said ¼ - ¼ Section, thence run South along the East ¼ - ¼ line a distance of 220.00 feet to the point of beginning; thence continue last course a distance of 255.65 feet; thence turn right 116 deg. 16 min. 19 sec. and run Northwesterly 59.97 feet; thence turn right 02 deg. 07 min. 22 sec. and run Northwesterly 177.09 feet; thence turn right 74 deg. 27 min. 34 sec. and run Northeasterly 38.25 feet; thence turn right 80 deg. 09 min. 45 sec. and run Easterly 12.33 feet; thence turn left 71 deg. 01 min. 00 sec. and run Northeasterly 117.20 feet; thence turn right 62 deg. 44 min. 30 sec. and run Easterly 144.83 feet to the point of beginning, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of October, 2001.

Johnnie L. Beard
JOHNNIE L. BEARD
James A. Beard
JAMES A. BEARD

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State hereby certify that **JOHNNIE L. BEARD** and **JAMES A. BEARD**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October, 2001.

Karen M. Maercken
Notary Public 2-24-05

11/08/2001-48422
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE H. SO

Inst # 2001-48422